

Mrs. Galina Flider
North Star Group, Inc.
24 Mare Haven Court
North Brunswick, NJ 08902

RECEIVED

APR 05 2016

LAWRENCE TOWNSHIP
HEALTH DEPARTMENT

March 30, 2016

Re: Response Action Outcome

Remedial Action Type: Unrestricted Use
Scope of Remediation: Child Care Facility
Case Name: Lightbridge Academy
Address: 100 Federal City Road
Municipality: Lawrence
County: Mercer
Block: 2701 Lot: 81.01
Preferred ID: 718664
Child Care License # Pending

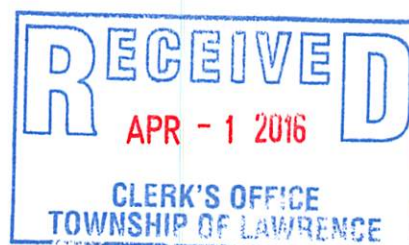
Dear Mrs. Flider:

As a Licensed Site Remediation Professional authorized pursuant to N.J.S.A. 58:10C to conduct business in New Jersey, I hereby issue this Response Action Outcome for the remediation of the *site* specifically referenced above. I directly oversaw and supervised all of the referenced remediation, and personally reviewed and accepted all of the referenced remediation and based upon this work, it is my professional opinion that this remediation has been completed in compliance with the Administrative Requirements for the Remediation of Contaminated Sites (N.J.A.C. 7:26C), that is protective of public health, safety and the environment. Also, full payment has been made for all Department fees and oversight costs pursuant to N.J.A.C. 7:26C-4.

This remediation includes the completion of a *Preliminary Assessment and Site Investigation* as defined pursuant to the Technical Requirements for Site Remediation (N.J.A.C. 7:26E).

My decision in this matter is made upon the exercise of reasonable care and diligence and by applying the knowledge and skill ordinarily exercised by licensed site remediation professionals in good standing practicing in the State at the time these professional services are performed.

As required pursuant to N.J.A.C. 7:26C-6.2(b)2ii, a copy of all records related to the remediation that occurred at this location is being simultaneously filed with the New Jersey Department of Environmental Protection (Department). These records contain all information upon which I based my decision to issue this Response Action Outcome.



831 Newman Springs Rd.
Building 1, Suite 143
Red Bank, NJ 07701

T. 732.784.2822
F. 732.708.9973
www.PaulSakson.com

By operation of law a Covenant Not to Sue pursuant to N.J.S.A. 58:10B -13.2 applies to this remediation. The Covenant Not to Sue is subject to any conditions and limitations contained herein. The Covenant Not to Sue remains effective only as long as the real property referenced above continues to meet the conditions of this Response Action Outcome.

CONDITIONS

Pursuant to N.J.S.A. 58:10B-12o, North Star Group, Inc. and any other person who is liable for the cleanup and removal costs, and remains liable pursuant to the Spill Compensation and Control Act, N.J.S.A. 58:10-23.11 et seq. shall inform the Department in writing, on a form available from the Department, within 14 calendar days after its name or address changes. Any notices you submit pursuant to this paragraph shall reference the above case numbers and shall be sent to:

New Jersey Department of Environmental Protection
Bureau of Case Assignment and Initial Notice
Mail Code 401-05H
401 East State Street, 5th floor
PO Box 420
Trenton, New Jersey 08625-0420

NOTICES

Child Care Building Interiors Not Addressed

Please be advised that this Response Action Outcome does not address the remediation of hazardous substances that may exist in building interiors or equipment, including, but not limited to, radon, asbestos and lead. As a result, any risks to human health presented by any building interior or equipment remains. The requirements in the Department of Children and Families licensing regulation requires you to contact the Department of Health to determine what steps, if any, are necessary to address the risks posed by the prior historical use. The Department of Health, Indoor Environments Program, can be reached at 609-826-4950. Guidance can be found at www.nj.gov/health/eoh/tsrp.

Child Care Center Notices

I certify that the Child Care Center is connected to a public community water system.

This RAO is based on my determination that there is no impact to this Child Care Center from offsite contamination.

The outdoor play area is being constructed on-site, and is adjacent to the rear of Building B, encompasses 4,000 square feet, fenced, and has synthetic grass and asphalt surfaces.

Be advised that any relocation and/or expansion of the existing licensed Child Care Center into other portions of the building or play areas, on or off-site, requires a new RAO Letter.

Child Care Center Specific - Multi-Tenant Situations

Please be advised that this Response Action Outcome is for the leasehold portion of the above referenced site only, including all play areas where the potential for direct contact with soil exists. The leasehold portion is the area defined by the southern half of Building B and adjacent outdoor play area and identified on the enclosed map. Relocation and/or expansion of the existing licensed Child Care Center into other portions of the multi-tenant facility requires a new Response Action Outcome determination.

In concluding that this remediation has been completed, I am offering no opinions concerning whether either primary restoration (restoring natural resources to their pre-discharge condition) or compensatory restoration (compensating the citizens of New Jersey for the lost interim value of the natural resources) has been completed.

Pursuant to N.J.S.A. 58:10C-25, the Department may audit this Response Action Outcome and associated documentation up to three years following issuance. Based on a finding by the Department that a Response Action Outcome is not protective of public health, safety and the environment, the Department can invalidate the Response Action Outcome. Other justifications for the Department's invalidation of this Response Action Outcome are listed in the Administrative Requirements for the Remediation of Contaminated Sites at N.J.A.C. 7:26C-6, including, but not limited to, a Department audit following issuance of this document may be initiated at any time if: a) undiscovered contamination is found that was not addressed by the Response Action Outcome, b) if the Site Remediation Professional Licensing Board conducts an investigation of the Licensed Site Remediation Professional issuing the Response Action Outcome or, c) if the license of that person is suspended or revoked.

Thank you for your attention to these matters. If you have any questions, please contact me at (732) 784-2822.

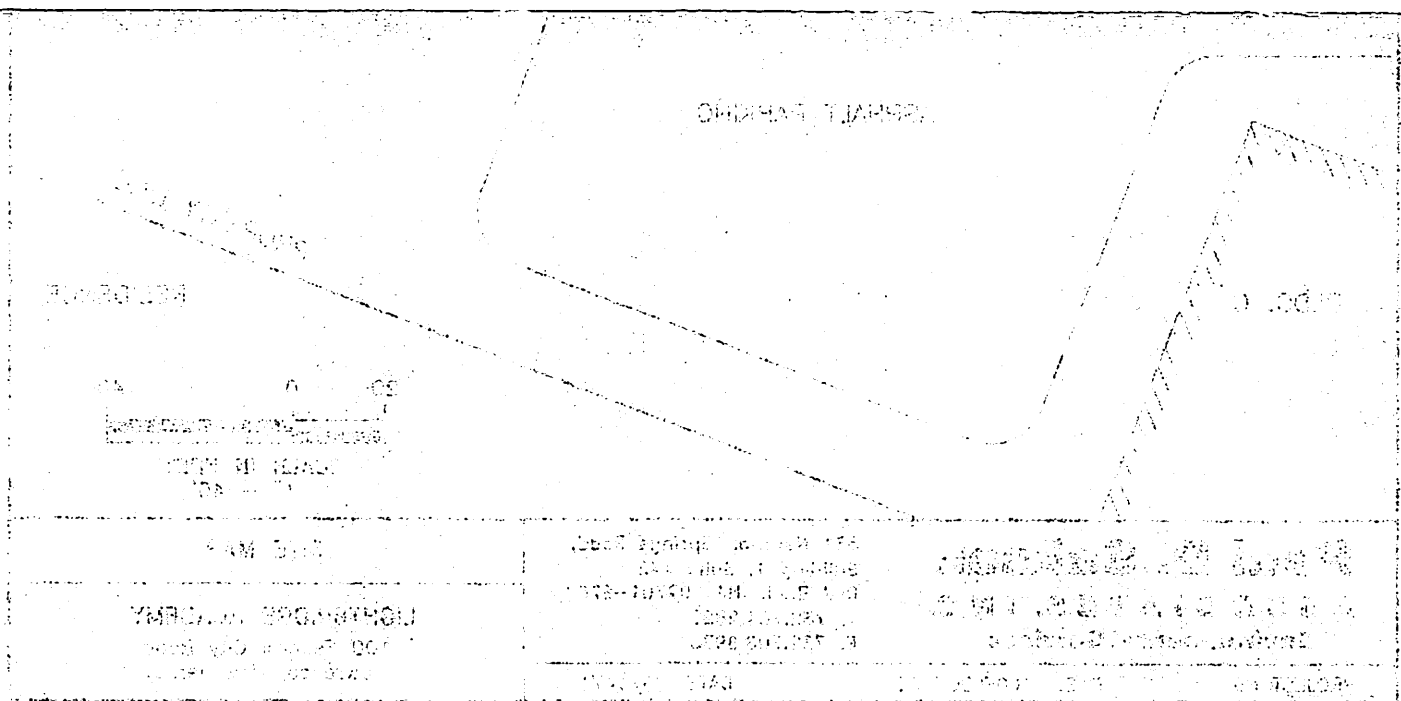
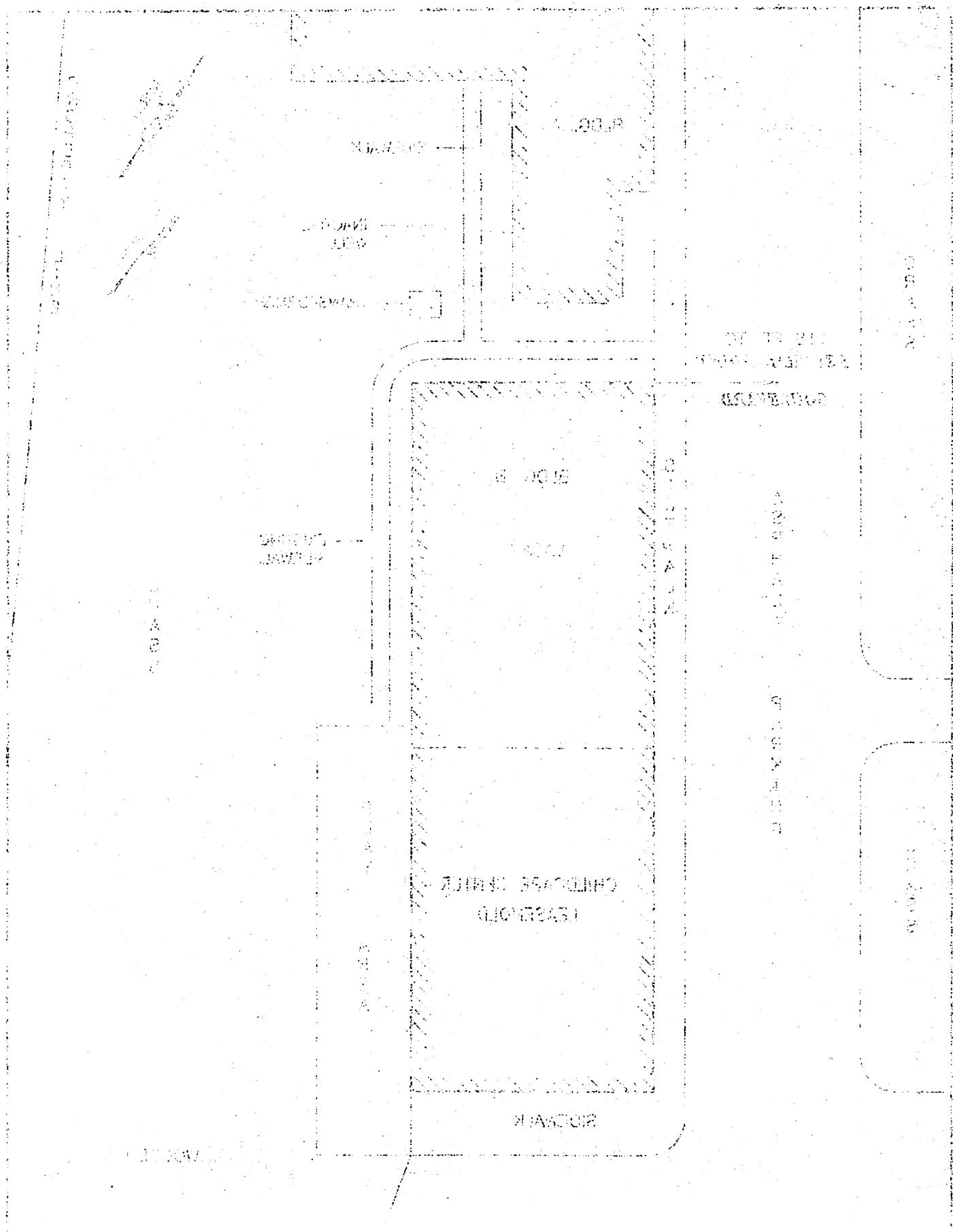
Sincerely,

Paul Sakson

Paul D. Sakson
Licensed Site Remediation Professional
#573492

Enclosure: Child Care Center map

- c: Mercer County Div. of Health, 640 S. Broad St., 2nd Floor, Trenton, NJ 08650-0068
→ Health Dept, Township of Lawrence, P.O. Box 6006, Lawrence, NJ 08648
Mayor/Governing Body, Township of Lawrence, P.O. Box 6006, Lawrence, NJ 08648
Municipal Clerk Township of Lawrence, P.O. Box 6006, Lawrence, NJ 08648
NJDEP Bureau of Case Assignment, PO Box 420, 401-05H, Trenton, NJ 08625
Construction Code Official, Township of Lawrence, P.O. Box 6006, Lawrence, NJ 08648
NJDEP Bureau of Enforcement and Investigations, Dave Oster, dave.oster@dep.nj.gov
NJ Dept of Children and Families, Office of Licensing, PO Box 729, Trenton, NJ 08625
NJ Department of Health, iep.program@doh.state.nj.us



TOWNSHIP OF LAWRENCE

2207 LAWRENCE ROAD

LAWRENCE TOWNSHIP, NEW JERSEY 08648

Department of Health
(609) 844-7089

June 16, 2011

Mr. John Simone, Jr.
CCIM
100 Federal City Road
Suite C-101
Lawrence Township, NJ 08648

Dear Mr. Simone:

SUBJECT: WELL AT 100 FEDERAL CITY ROAD

This is in response to your e-mail correspondence concerning the well on your property at 100 Federal City Road. In 2008 you submitted in writing your intent to use the well for a sprinkler system. The Certificate of Occupancy for the building was based on the condition the well would be put into service.

According to NJDEP regulations, N.J.A.C. 7:9D "Well Construction, Maintenance and Sealing of Abandoned Wells", a well is required to be abandoned by a licensed well driller when it is no longer in use. Therefore, this well should have been abandoned in accordance with NJDEP regulations when it was taken out of service. Since you have indicated it will be put back into service in the fall, you are being granted an extension until October 31, 2011, to have the well put back into service or have it properly abandoned.

Please contact this office at (609) 844-7089 if there are any questions with regard to this matter.

Sincerely,

TOWNSHIP OF LAWRENCE



Carol Chamberlain
Health Officer

lc

cc: Donald Craver (Plumbing Sub-Code Official)

Carol Chamberlain

From: John Simone [jsimone@simonerealty.com]
Sent: Wednesday, June 01, 2011 3:06 PM
To: cchamberlain@lawrencetwp.com
Cc: Mike Reader
Subject: 100 Federal City Road

Carol, this will confirm that we have properly capped the old well pipe that served our office building prior to bringing in public water. We plan to preserve the well and use it for an irrigation system for a portion of the property at some later date.

We have completed the landscaping that was approved as part of our site plan and notified the Township that we are ready for final inspection. We cannot, however, complete some additional landscaping for the new building until Fall, at which time we plan to use the well for the sprinkler system.

If you have any questions please give me a call.

Thank you.

JOHN SIMONE, JR.

President
100 Federal City Road
Suite C-101
Lawrenceville, New Jersey 08648
Phone 609-882-1105
Fax 609-530-1037
jsimone@simonerealty.com

2207 Lawrenceville Road - Box 6006 - Lawrenceville, New Jersey 08648
Telephone: (609) 844-7089

Date: December 15, 2008

To: Anthony Cermele, Construction Official

From: Aimee Aucott, Health Inspector

REVIEW FOR:

☐	Building Permit	☐	Food Establishment
☒	Certificate of Occupancy	☒	Sewage Disposal System
☐	Planning Board	☒	Individual Water Supply
☐	Zoning Board	☐	Commercial Property
☐	Other: _____	☐	Other: _____

PROJECT NAME: Simone Realty

LOCATION: 100 Federal City Road

BLOCK: 2701 LOT # 81-82 PR#

OWNER: Simone Realty, Inc. Phone: _____

ENGINEER/ARCHITECT: _____

ADDRESS: _____

PHONE: _____

X APPROVAL _____ DISAPPROVAL _____ APPROVAL WITH CONDITIONS

COMMENTS:

The existing well will continue to be used for fire suppression.

The septic tank has been abandoned satisfactorily.

Please note that all corrections and/or additional information must be submitted to the HEALTH DEPARTMENT prior to final approval. If there are questions concerning this matter, call (609)844-7089

Aimee Aucott
Health Inspector

Cecil Chambers
Health Officer

Memorandum
Township of Lawrence
Health Department

TO: Carol Chamberlain, Health Officer

FROM: Aimee Aucott, Health Inspector 

DATE: December 15, 2008

SUBJECT: 100 Federal City Road, formerly 88 Federal City Road;
Block 2701, Lots 81/82

At 10:30 am today I observed that the 900 gallon septic tank to the left of the small office building on this property was cleaned out.

At 1:30 pm today I observed that the tank was filled with clean 2" stone in order to prevent a sinkhole from developing. The area will be paved as part of the parking lot.

LAWRENCE TOWNSHIP HEALTH DEPARTMENT

2207 Lawrenceville Road - Box 6006 - Lawrenceville, New Jersey 08648

Telephone: (609) 844-7089

Date: June 27, 2008

To: Anthony Cermele, Construction Official

From: Carol Chamberlain, Health Officer

REVIEW FOR:

☒ Building Permit	☐ Food Establishment
☐ Certificate of Occupancy	☒ Sewage Disposal System
☐ Planning Board	☒ Individual Water Supply
☐ Zoning Board	☐ Commercial Property
☐ Other: _____	☐ Other: _____

PROJECT NAME: Simone Realty

LOCATION: 100 Federal City Road

BLOCK: _____ Lot # _____ PR# _____

OWNER: Simone Realty Inc. Phone: _____

ENGINEER/ARCHITECT: _____

ADDRESS: _____

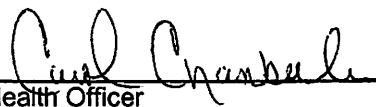
PHONE: _____

☐ APPROVAL ☐ DISAPPROVAL ☒ APPROVAL WITH CONDITIONS

COMMENTS:

* The existing well will continue to be used for fire suppression. Prior to health department approval for a Certificate of Occupancy the septic tank must be abandoned after the public sewer connection is completed.

Please note that all corrections and /or additional information must be submitted to the HEALTH DEPARTMENT Prior to final approval. If there are questions concerning this matter, call (609) 844-7089.


Health Officer



100 Federal City Road, Suite C-101 • Lawrenceville, NJ 08648 • Phone (609) 882-1105 • F (609) 530-1037

RECEIVED

JUN 26 2008

LAWRENCE TOWNSHIP
HEALTH DEPARTMENT

June 25, 2008

Township of Lawrence
Health Department
2207 Lawrenceville Road
Lawrenceville, NJ 08648

ATTENTION: Carol

RE: 100 Federal City Road
Well

Dear Carol:

As per our discussion on the telephone, the well at Federal City Road was not abandoned. The well is used for the sprinkler system at 100 Federal City Road, Building "C". As we move forward, we will continue the same use of the well.

If you need further information, please do not hesitate to call me.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael P. Reader", is written over the typed name.

Michael P. Reader
Project Coordinator

MR



Individual Member
Certified Commercial Investment Member
www.simonerealty.com